



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN CONSTRUCTION AND LAND USE**

Application Number: 2206782

Applicant Name: Mark Travers for Paul Labellarte

Address of Proposal: 3528 South Webster Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into five parcels of land. Proposed parcel sizes are: A) 5,320 sq. ft., B) 5,000 sq. ft., C) 5,643.5 sq. ft., D) 6,606 sq. ft.; and E) 7,432.9 sq. ft. Existing single family residence to remain. Existing garage and shed to be removed.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into five parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site Description

This 30,003.3 sq. ft. site is zoned Single Family 5000 (SF 5000). The site is located midway between Beacon Avenue South and Martin Luther King Jr. Way South. The lot is developed with a single family residence and a detached garage with a shed which is proposed for demolition and a second detached shed. The site is not located in a mapped critical area. The street is not improved with curbs and sidewalks.

Area Development

Development in the vicinity consists primarily of single family residences on lots of varying shapes and sizes. A City of Seattle transmission line right of way is located at the east end of the block. The New Holly residential development is located two blocks to the east. The heavy volume of traffic along Beacon Avenue South produces vehicle noise and airborne particulates in the vicinity.

Proposal

The proposal is to short subdivide one platted lot into five lots. Each lot would have the following lot areas: Parcel A – 5,320.1 sq. ft., Parcel B – 5,000 sq. ft., Parcel C – 5,643.5 sq. ft., Parcel D – 6,606.8 sq. ft.; and Parcel E – 7,432.9 sq. ft. Vehicular access to the lots would be directly off of south Webster Street to Parcels A, B, and C and access to Parcels D and E would be over two separate easements across Parcels C and A respectively. Parcels A, D, and E would have a more standard rectangular shape, but Parcels B and C would have an L-shape.

Comment

One comment letter was received during the comment period which ended October 24, 2002.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. Conformance to the applicable Land Use Code provisions;
2. Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;
3. Adequacy of drainage, water supply, and sanitary sewage disposal;

4. Whether the public use and interests are served by permitting the proposed division of land;
5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;
6. Is designed to maximize the retention of existing trees;
7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

Based on information provided by the applicant, referral comments from the Access and Drainage Section, Water, and Fire Departments, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The proposed parcels would meet minimum lot size requirements, with all five parcels having more than the minimum required 5,000 sq. ft. per lot. Each parcel would provide adequate buildable lot area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. Parcels A, B, and C would have vehicular access off of South Webster Street and Parcels D and E would have easements across Parcels A and C respectively. The street in front of the site is improved to the standards of the SF 5000 zone but does not have curbs and sidewalks. The Fire Department has indicated that the proposal will allow adequate emergency vehicle access to all parcels. In addition, a standard fire hydrant is located approximately 350 ft. from the property line in South Webster Street which will provide ready access to a standard gauge and pressure watermain to accommodate adequate fire response to all five Parcels. City Light indicated that the proposed parcels will have adequate access to electrical utilities with the provision of an easement.
3. Drainage, water supply and sanitary sewage disposal issues are as follows:

There is no publicly maintained drainage infrastructure located in the vicinity of the proposed short plat. Additionally, the mapped soil type is Vashon Till which would indicate the limited effectiveness of using infiltration as a means of controlling stormwater runoff. The drainage plan approved in conjunction with the short plat application should accompany any future building permit applications. A prepared comprehensive drainage control plan may be required.

There is an existing standard 8 in. water main in South Webster Street.

The existing structure located upon proposed Parcel E is connected by means of a single sidesewer to an eight inch public sanitary sewer (PSS) located in South Webster Street.

Due to the site constraints, a drainage plan, prepared by a licensed civil engineer, in accordance with SMC 22.802.015D and 22.802.020, should be prepared and submitted for review and approval in conjunction with the short plat application. The applicant should contact the Street Use Section of the Seattle Department of Transportation to obtain a sidesewer permit.

4. The purpose of the Single Family 5000 zoning is to preserve and maintain the physical character of the single family residential areas in a way that encourages rehabilitation and provides housing opportunities throughout the City for all residents. Provided the plat is conditioned to require easements or covenants to allow for the proper posting of addresses for parcels proposed without street frontage, the proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection, as well as adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.
5. The proposed subdivision is not located in an environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
6. Two 12 inch diameter Fir trees will need to be removed in the easement serving Parcel E across Parcel A. However, the two trees do not meet the criteria for exceptional trees and do not need to be preserved.
7. A unit lot subdivision is not proposed so the criterion relating to unit lot subdivisions is not applicable to this short plat.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Submit the recording fee and final recording forms for approval. See changes suggested by the land use technician and reconcile the changes to the technician's satisfaction.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ____ of ____." If necessary, renumber the pages.

3. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
4. Provide an easement for electrical facilities to the satisfaction of Seattle City Light. Added to the plat shall be the following statement: "An easement is granted to Seattle City Light as shown on page ___ of ___".
5. Note on the face of the plat that any future building permits shall be in substantial compliance with the comprehensive drainage plan that was submitted and approved with the short plat application.
6. Note on the face of the plat that a demolition permit shall be obtained and the existing garage and shed on Parcel D shall be demolished prior to individual sale of any parcel.
7. Provide easements or covenants to allow for the proper display of addresses for proposed parcels without street frontage.

Conditions of Approval upon Application for Construction Permits

8. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to the construction permit plans.

Signature: _____ (signature on file) Date: August 14, 2003

Malli Anderson
Land Use Planner
Land Use Services

MA:bg

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